

# Planning Commission

## Remote Hearing – August 24, 2005

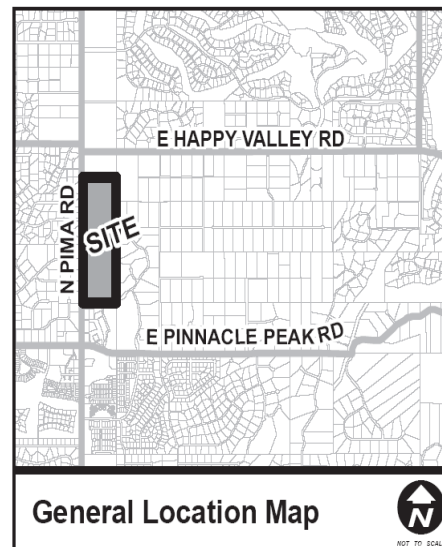
### 6-GP-2005 General Plan Review

#### Introduction

Case 6-GP-2005 is a request for an amendment to the General Plan Land Use Element for approximately 60 acres of land located on the east side of Pima Road, south of Happy Valley Road and north of the La Mirada commercial center at the northeast corner of Pima Road and Pinnacle Peak Road. There is no concurrent rezoning request associated with this General Plan amendment.

#### Major General Plan Amendment

The Growing Smarter Acts (state statutes) required cities to establish criteria for major amendments to the General Plan. The Scottsdale City Council established the criteria for a major General Plan amendment in February 2001. Those criteria are a part of the city's General Plan, and include a land use change matrix, a property size criteria, and Character Area and Water/Wastewater Infrastructure criteria. (See attachment #7) If a proposed change meets any of the criteria, the proposal constitutes a major amendment to the General Plan. A land use change from Rural Neighborhoods to Commercial, and Urban Neighborhoods OR Resort/Tourism designation is considered a major amendment, regardless of the size of the parcel.



#### Current Conditions/Background

The subject property currently is designated Rural Neighborhoods on the General Plan Land Use Map. Properties to the north, east and west have the same designations. The Pima Road/Pinnacle Peak intersection is designated as an 'Activity Center' on the Character Types Map in the Character and Design Element of the General Plan. To the immediate south of the property is the existing commercially zoned and developed 16-acre La Mirada retail center and a 10-acre city-owned public park and La Mirada community center. The northwest, southeast and southwest corners of the Pinnacle Peak Road and Pima Road intersection are approximately 48 acres of existing commercially zoned and developed properties. Pima Road is a designated Scenic Corridor in the Open Space and Recreation Element of the General Plan.

#### Description of Proposal

The applicant is proposing the following amendment to the General Plan:

- Land Use Element designation amendment from Rural Neighborhoods to Commercial for the 30 acres immediately north of the La Mirada Center. The existing underlying zoning classification of the parcel is R1-190.
- Land Use Element designation amendment from Rural Neighborhoods to Urban Neighborhoods / Resort/Tourism for the 30 acres immediately north of above-referenced 30 acres. The existing underlying zoning classification of the parcel is R1-190.

The Rural Neighborhoods designation “includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features...”

The Commercial designation includes uses that “provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at appropriate scales and locations. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals...”

The Urban Neighborhoods category “includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high density residential development should have minimal environmental constraints.”

The Resort/Tourism category “is designed for hotels and a variety of resorts. They can be freestanding or part of a resort community or master-planned development. Resort locations capitalize on good transportation, the physical amenities of the area, and recreational or shopping opportunities. Hotels or resorts often include some ancillary retail, cultural and recreational uses. In some areas of the community, lower density may be required to preserve desert character and environmental features, or it may be necessary due to land slopes or other physical constraints of the specific area. Medium density residential uses with a resort character and lifestyle may be integrated into resort uses and may share resort amenities. Resort uses often are places next to open spaces as a key amenity.”

## **General Plan Analysis**

### Land Use Element:

The subject property of this proposed amendment is bounded on three sides with Rural Neighborhood Land Use designations and very low-density zoning - the same conceptual land use category as the proposal property. To the immediate south is the existing commercially designated and developed 16-acre La Mirada retail center and a 10-acre city-owned public park and La Mirada community center. The northwest, southeast and southwest corners of the intersection of Pinnacle Peak Road and Pima Road are commercially designated and developed properties totaling approximately 48 acres.

Four Land Use Element Goals and associated Approaches apply to this proposal and should be considered in this case. Discussion of a) transition of land uses from more intense to less intense areas within neighborhoods, b) integration of land uses into the physical and natural environments, c) making sure that development patterns, land uses, character elements, and d) access to the mobility network are appropriate. These considerations are vital to the successful integration of a project into the neighborhood fabric. Additional specific Goals and Approaches that apply are listed below:

- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.
- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.
- Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.

The land use character of the Pima Road corridor north of Pinnacle Peak Road is that of primarily low-density residential uses and the recommended boundary of the McDowell Sonoran Preserve. South of Pinnacle Peak Road is a mixture of land uses, more medium density residential and several master planned communities.

### Character and Design Element:

The Character and Design Element of the General Plan designates this site within the Rural Desert Character Type. This Character type typically contains “relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of

the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access... Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.”

The Character Types Map designates the nearby southwest corner of Pinnacle Peak Road and Pima Road as an ‘Activity Center.’ ‘Activity Centers’ include major mixed-use areas that are smaller than the employment cores, but larger than neighborhood centers and often have greater intensities of development than the surrounding area.

The Streetscape Map designates that the subject area streets should have a Natural Streetscape. Natural Streetscape areas should be composed of plants that are native to the local desert with densities of plantings that are similar to natural conditions. The General Plan suggests that the streetscape theme be applied to areas within the public right-of-way as well as the area between the right-of-way and building setback line. The Scenic Corridor Design Guidelines should be implemented along this property’s western boundary, and these guidelines could be used to guide the remaining street frontage landscape themes. The Streetscape Map further designates the Pima Road/Pinnacle Peak intersection as an area where the streetscape design intensifies.

#### Housing Element

Some of the Goals and Approaches of the Housing Element also discuss the provision of housing options that blend with the surrounding community. Specifically, the Approach states:

- Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhood.

#### Neighborhoods Element:

The Neighborhood Element of the General Plan strives to preserve, reinforce, and where appropriate, revitalize the core characteristics and stability that define all of Scottsdale’s neighborhoods. One Goal that especially applies to this application discusses promoting context appropriate new development. This proposal will need to provide appropriate transitions, buffering, and strive to blend with surrounding existing development.

#### Open Space and Recreation Element:

Pima Road, this application’s western boundary, is designated as a Scenic Corridor. This requires a 100’ scenic setback from the ultimate ROW of the road during the development process for this site.

### Cost of Development Element

The city of Scottsdale has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. It will be necessary when more specific project data is available to confirm that this new development will not be a burden on existing citizens of Scottsdale.

### **Land Use Impact Model**

The Planning Department uses a basic land use impact model to generally assess the impacts of potential changes in land use designations. The Land Use Impact Model was applied to the potential fully built out development of the subject property for the following:

- The existing land use category of Rural Neighborhoods and the existing zoning category of R1-190 for the total of 60 acres
- The proposed land use category of Commercial for 30 acres
- The proposed land use category of Urban Neighborhoods for 30 acres with subsets for Patio/Townhomes, Assisted Living, and Resort/Tourism

The application of the model to the “fully built out development” of 30 acres of the property as Urban Neighborhoods indicates that the change in land use classification would result in an increase of 213 dwelling units for patio/townhomes or approximately 1200 for assisted living units. If this site were to be designated resort/tourism 990 units could be expected. The increase in residential population would be 440 for patio/townhomes development, 1521 for assisted living, and 1267 for resort/tourism. The model indicates an increase of 69 school age children split across grades K-12. Weekday vehicle trips would increase from 121 to 15,682 on the commercial 30 acres and 1,300 for residential or 11,880 for resort. Water usage will increase nine times for the commercial acreage and from six to thirteen times for the residential acreage or eleven times for resort.

The subject’s primary commercial market area, which covers 12 square miles, has an estimated 80% competitive coverage from 4 other existing commercial centers located at Pinnacle Peak and Scottsdale, Grayhawk and Scottsdale, Thompson Peak and Pima, and Jomax and Alma School.

If viewed as an isolated situation, the proposed addition of 30 acres of commercial development in the existing market area would appear to be an exercise in redundancy. Considering that the market area has 5 existing commercial centers serving its present and future needs, the redundancy is certain. However, if the rest of the subject GP amendment request is taken into consideration—the proposed 30 acres converted from Rural Neighborhoods to Urban Neighborhoods uses—that would allow an increase in the ultimate population density for the area, both resident and transient, to help generate enough demand to absorb the otherwise gross surplus of commercial services that would result if the requested 30 acres of additional Commercial development were granted. Therefore, the more important questions

might be addressed to the requested Urban Neighborhoods land use category conversion from the existing Rural Neighborhoods category.

### **Key Issues**

- Transition from surrounding very low-density land uses to Urban Neighborhood densities.
- Commercial expansion in an area that has a significant amount of existing commercial opportunities
- Traffic impacts from increased densities and intensification of land uses.
- Pima Road and Happy Valley Road improvements – ROW dedication on both frontages. (Realignment of Happy Valley Road)
- Waterline extension would be necessary.
- Sewer line improvements would be necessary.
- Drainage structures/retention need to be addressed.
- Wash preservation (coming off of Happy Valley Road)
- Number (7) and spacing of driveways.
- Buffering between the commercial and residential uses; and from neighboring residential uses.
- Trail connections
- Open Space/NAOS provision
- Lighting of facilities

### **Community Involvement**

The City requires a minimum of one open house meeting to occur prior to the formal public hearing of any Major General Plan amendment. This meeting was held, however, staff has not received the required Citizen Involvement Report or any of the comments from the open house at this time. Staff has received numerous letters, phone calls and e-mail correspondence expressing strong opposition to this request (see attached).

### **Conclusion**

The intensities of this proposal make it difficult to transition or blend with the surrounding area. Infrastructure has not been planned for these densities or intensities and would require modifications. The Pima Road corridor north of Pinnacle Peak has a consistent character of low-density development, including the Preserve boundary at the northern end of Pima.

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**Approved by:**

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Randy Grant  
Chief Planning Officer

**Attachments:**

1. Applicant's Project Narrative
2. Context Aerial
3. Close-up Aerial
4. Existing General Plan Land Use Map
5. Proposed General Plan Land Use Map
6. Community Input
7. Major General Plan Amendment Criteria

**GENERAL PLAN AMENDMENT  
JUSTIFICATION NARRATIVE  
FOR  
60 ACRES NORTH OF LA MIRADA**

This is a General Plan Amendment request to change the Land Use Element of the General Plan from Rural Neighborhoods to Commercial and Urban Neighborhoods/Resort/Tourism on an approximately 60 acre property along Pima Road north of the La Mirada Center at the northeast corner of Pima and Pinnacle Peak Roads. The Urban Neighborhoods designation is being requested specifically to accommodate an assisted living use, which requires R-5 zoning, and/or patio/townhomes, and the Resort/Tourism designation to allow tourist accommodations. The remaining approximately 30 acre parcel owned by the applicant at the immediate southeast corner of Pima and Happy Valley is not proposed to be changed from Rural Neighborhoods, although a future rezoning is anticipated to allow an acre lot community. The property is surrounded by one- and five-acre residential development to the north, east and across Pima Road on the west, and the commercial shopping center/office complex to the south.

Scottsdale's General Plan acknowledges that the General Plan is a guide to decision-making and not a rigid, static document. The General Plan states that "Making long-range decisions means that issues need to be periodically readdressed to reflect new or emerging circumstances," and that "flexibility is needed to meet the overall objectives." (pp. 11-12) The General Plan also states that it is designed to be "a broad, flexible document that changes as the community needs, conditions and direction change." (p. 17) This is an area in which changed conditions due to the intensity of commercial development at the intersection of Pima and Pinnacle Peak and the heavy volumes of fast-paced traffic along Pima Road make it necessary to amend the General Plan to accommodate uses along Pima Road in this area that are more compatible with these conditions, that are less affected by their impacts and that can serve to buffer adjacent residential uses from these impacts. The General Plan also anticipates the growth of the City's resort industry with "increased diversity in location and orientation for most new facilities." (p.37) This entire north Scottsdale area is underserved with only two resorts and this Pima and Pinnacle Peak location is ideal for additional resort accommodations with its proximity to Pinnacle Peak and the Preserve as well as to shopping, dining and Old West attractions.

The proposed General Plan Amendment offers the opportunity to locate additional commercial services adjacent to the La Mirada Center then to transition with resort, assisted living or patio/townhome development between the commercial and lower density residential uses to the north and east. The intersection of Pima and Pinnacle Peak is designated as an Activity Center on the Character and Design Element of the General Plan. According to the General Plan, "Activity Centers include major mixed-use areas that are smaller than the employment cores, but larger than neighborhood centers." (p. 44) The proposed land use change is consistent with this Activity Center designation and with the existing pattern of development surrounding the intersection, which transitions on three corners from intense commercial uses to higher density residential or a church to lower density residential.





The aerial above shows the context of this Pima-Pinnacle Peak Activity Center. On the south side of Pinnacle Peak Road both commercial corners are surrounded by transitional higher density residential uses, including patio and townhomes. The La Mirada Center is buffered from the adjacent R1-190 neighborhood by a park and large church use to the east. The requested General Plan Amendment would allow the same development pattern to continue on the northeast corner of Pima and Pinnacle Peak north of the La Mirada Center. This General Plan Amendment would allow for additional commercial and transitional uses to the north, which would be consistent with the established development pattern in the vicinity of the intersection and would avoid the incompatible relationship of five-acre lots immediately adjacent to an intense commercial use, placed within a relatively narrow corridor between Pima Road and the eastern boundary of the property.

## **GENERAL PLAN GUIDING PRINCIPLES AND ELEMENTS**

- **Value Scottsdale's Unique Character and Lifestyle**

The character and lifestyle of Scottsdale and this area would be enhanced by appropriate transitioning of land uses from the intensity of the Activity Center uses at the intersection of Pima and Pinnacle Peak and along the Pima Road corridor. The scenic corridor along Pima Road will preserve the desert character and setting of this part of north Scottsdale. The broader range of uses as well as housing types planned adjacent to the commercial center would be consistent with the existing development pattern and established character of the area. A resort or other tourist accommodation use would strengthen the Scottsdale "resort lifestyle" image and appeal of the area.

- **Character and Design Element.**

As has been discussed above, the intersection of Pima and Pinnacle Peak is designated on the Character and Design Element as an Activity Center, allowing for a broad mix of uses at an appropriate location within the surrounding Rural Desert Character area. The General Plan itself states that "Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses." (p. 43) The inclusion of additional commercial services and the provision of an opportunity for a resort, assisted living facility and/or other housing types in this area can add to rather than detract from the rural desert character of the area by the use of appropriate design guidelines. Residential, resort and commercial style and design can reflect the desert setting and the proposed uses can provide a stabilizing transition from the intensity of the Pima-Pinnacle Peak commercial intersection. As the General Plan states, "Thus, from a 'character' perspective, the challenge is not so much to avoid high density as it is to ensure aesthetic appeal." (p. 40) The aesthetic appeal of the area will be maintained and enhanced with compatibly designed, desert-oriented, upscale commercial and residential uses.

The proposed General Plan Amendment to the Land Use Element supports a number of goals articulated in the Character and Design Element. The proposed Land Use designations are responsive to the specific context of the surrounding neighborhood and contribute to the established character of this location. The scenic corridor streetscape enhances the visual setting and blends into the character of the surrounding desert area. The scenic corridor and preservation of wash areas will result in the retention

of mature landscape plant materials consistent with the goals of this element of the General Plan.

- **Land Use Element.**

The proposed General Plan Amendment is consistent with the stated Goals and Approaches of the Land Use Element. The proposed Land Use designations encourage the transition of land uses from the designated activity area to less intense surrounding areas and maintain a balance of land uses that support a diverse mixture of housing and leisure opportunities as well as the economic base needed to secure community revenue resources. There are no assisted living facilities in this area, and this use would serve existing residents who wish to remain in the neighborhood as their housing needs change as well as family members of area residents. The last resort built in north Scottsdale was the Four Seasons and the area would be well-served by additional tourist accommodations.

The proposed General Plan Amendment also furthers the citywide land use policy of ensuring that neighborhood edges transition to one another with appropriate land uses and a development pattern reflective of the character of the surrounding area. The established transitional use pattern around the intersection supports extension of the same transitional use pattern north of La Mirada. The proposed residential development will be well-integrated into the surrounding area and provide a reasonable buffer between commercial activities and the adjacent neighborhood. This is a location contiguous to existing development at which infrastructure and City services are readily available. The proposed land use change maintains a desirable diverse mixture of housing and services in the area.

• **Support Economic Vitality**

The additional commercial acreage and potential for a resort will contribute to both the sales and property tax bases and provide additional services as well as City revenues to support them in the area and citywide.

- **Economic Vitality Element.**

The proposed General Plan Amendment advances the Economic Vitality goal of sustaining the long-term economic well-being of the City through providing additional commercial services and tax revenues. The provision of the opportunity for a resort strengthens the City's tourism image, which is the first stated goal of the Economic Vitality Element. The proposed commercial area helps maintain a diversity of businesses within the community to support resident and visitor needs. The location of

commercial and resort uses contributes to the synergy of this Activity Center as well as to its long-term economic sustainability.

- **Enhance Neighborhoods**

The transitional uses will buffer and protect residential neighborhoods to the north and east. The opportunity for different housing types like those developed to the southeast and west of the commercial centers along Pima and Pinnacle Peak will enhance neighborhood diversity in the area. The property immediately south of Happy Valley along Pima will remain Rural Neighborhoods and allow for the development of a high quality acre-lot community that will be compatible with the surrounding neighborhoods.

- **Community Involvement Element.**

The applicant intends significant neighborhood outreach with individual and group contacts designed to resolve the land use conflicts that have previously occurred relative to this property. This proactive outreach will be initiated early in the process and will also be designed to engage as many citizens as are interested in keeping with the goals of the Community Involvement Element.

- **Housing Element.**

The vision statement of the Housing Element calls for housing options to include a “wide range of opportunities for people living and working in Scottsdale, people at different life stages, income levels, and social and physical needs.” (p. 95) This proposal will offer additional housing choices in the area to serve these differing needs. The assisted living use will meet specialized housing needs not currently served in this area. These alternative housing types are being provided in a mature neighborhood, contributing to the goal of providing a variety of housing options that both blend with the character of the surrounding community and create additional “live, work, and play” opportunities that reduce trips, allow economic expansion and increase overall quality of life.

- **Neighborhoods Element.**

The proposed General Plan Amendment meets the Neighborhoods Element goals of enhancing and protecting diverse neighborhoods and promoting context-appropriate development in an established area of the community. The potential for an assisted living facility also meets the goal of encouraging the integration of a variety of housing that supports independent living and services for all age groups and those with special needs.

- **Open Space**

Open space will be provided both within the scenic corridor and in areas within individual developments.

- **Open Space and Recreation Element.**

The provision of the Pima Road scenic corridor preserves natural open space, enhancing the experience of the desert as well as expanding the trails system in the area.

- **Preservation and Environmental Planning Element.**

The request is consistent with the Preservation and Environmental Planning Element of the General Plan because significant open space will be preserved, the scenic corridor will enhance Pima Road and sensitive development under ESLO will assure compatibility with the desert character of north Scottsdale.

- **Seek Sustainability**

The goals of sustainability and effective management of resources are served by developing what has become the last vacant, in-fill parcel in the Pima and Pinnacle Peak vicinity. The development will use existing infrastructure and add significant amenities to the area.

- **Cost of Development Element.**

The proposed development is consistent with the Cost of Development Element of the General Plan because it provides additional housing, resort and commercial opportunities in an area with existing infrastructure and contributes to the property and sales tax bases to sustain services being provided. Development under the proposed land use designations will also provide its own infrastructure to serve all uses as well as participate in Pima Road dedication and improvement.

- **Growth Area Element.**

There is no impact of the proposed General Plan Amendment on the Growth Area Element of the General Plan other than to develop vacant properties in areas where there is existing infrastructure.

- **Public Services and Facilities Element.**

This General Plan Amendment is consistent with the Public Services and Facilities Element because it provides additional commercial services and housing opportunities in an area of the City already well-served by public services and facilities and its positive revenue impacts will help enhance and sustain these services and facilities.

• **Advance Transportation**

Pima Road functions as a high volume, high speed expressway in this area and limited points of access to the proposed types of development will maintain this expressway functionality. The commercial uses will take advantage of pass-by traffic rather than bringing significant traffic to the area and pedestrian connections between proposed uses will advance the transportation goal of reducing reliance on the automobile.

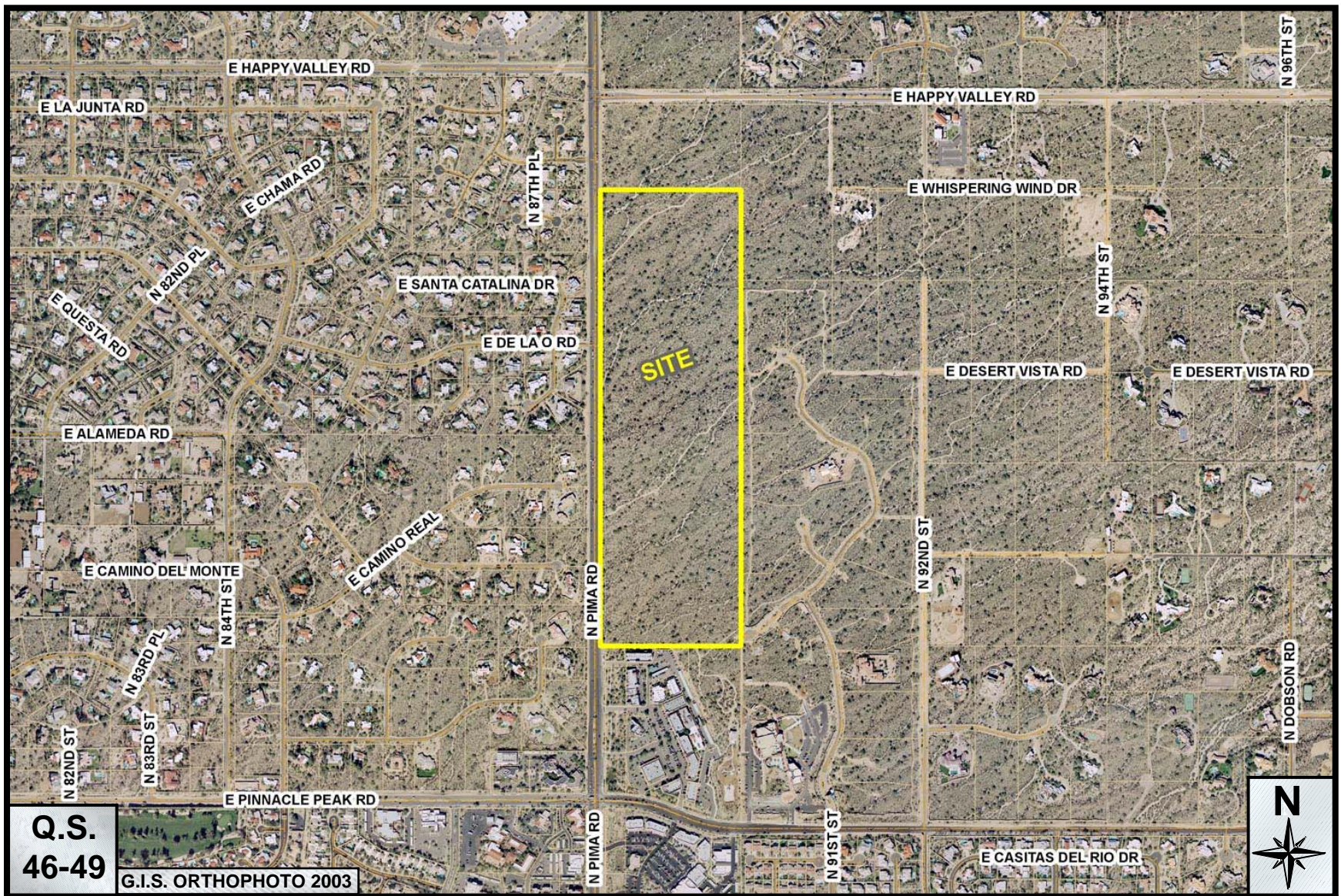
- **Community Mobility Element.**

The proposal is consistent with the Community Mobility Element goals of relieving traffic congestion, by providing services convenient to area residents, and of emphasizing live, work and play land use relationships.









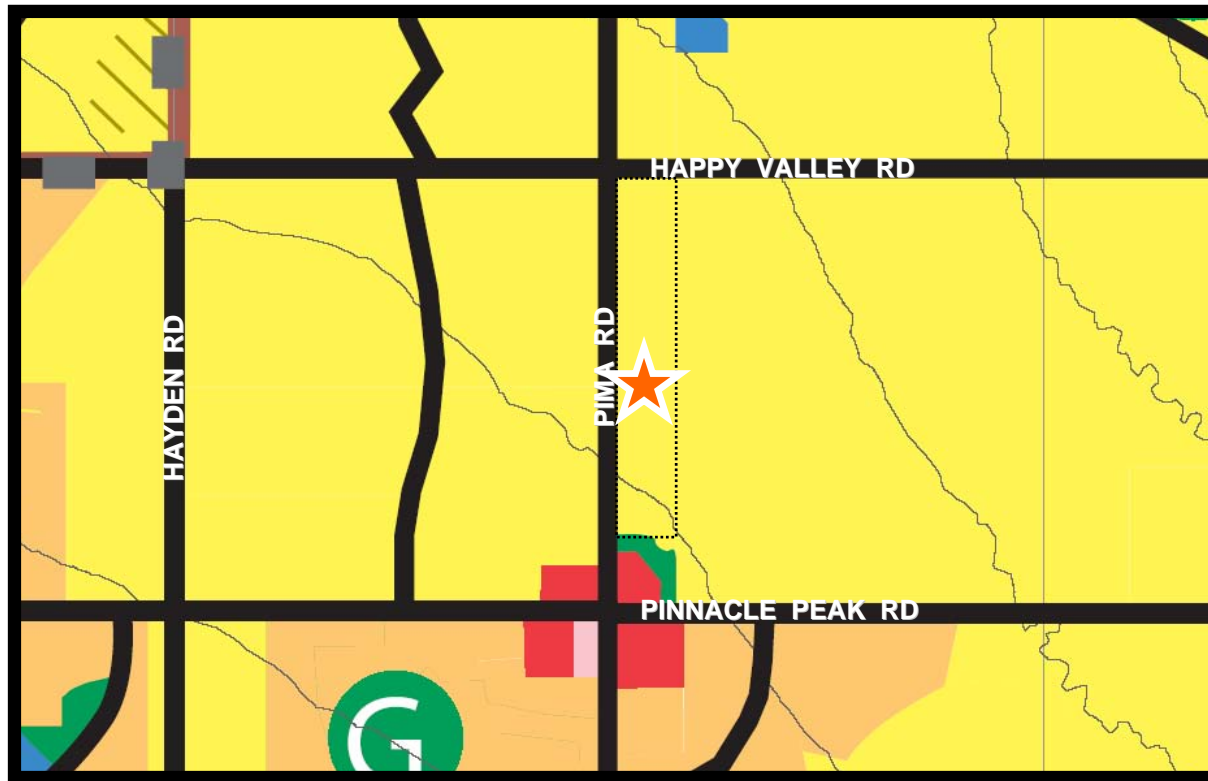
Happy Peak

6-GP-2005

ATTACHMENT #2A



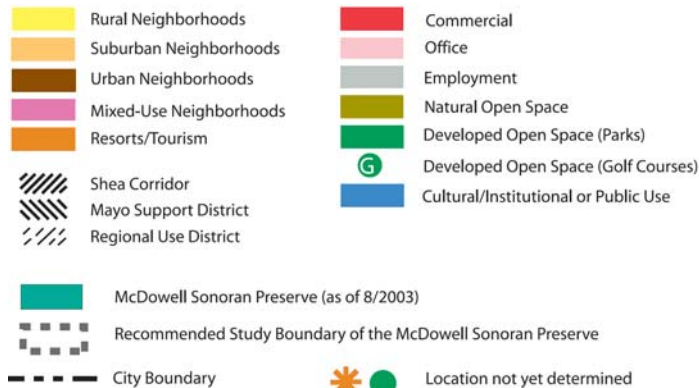
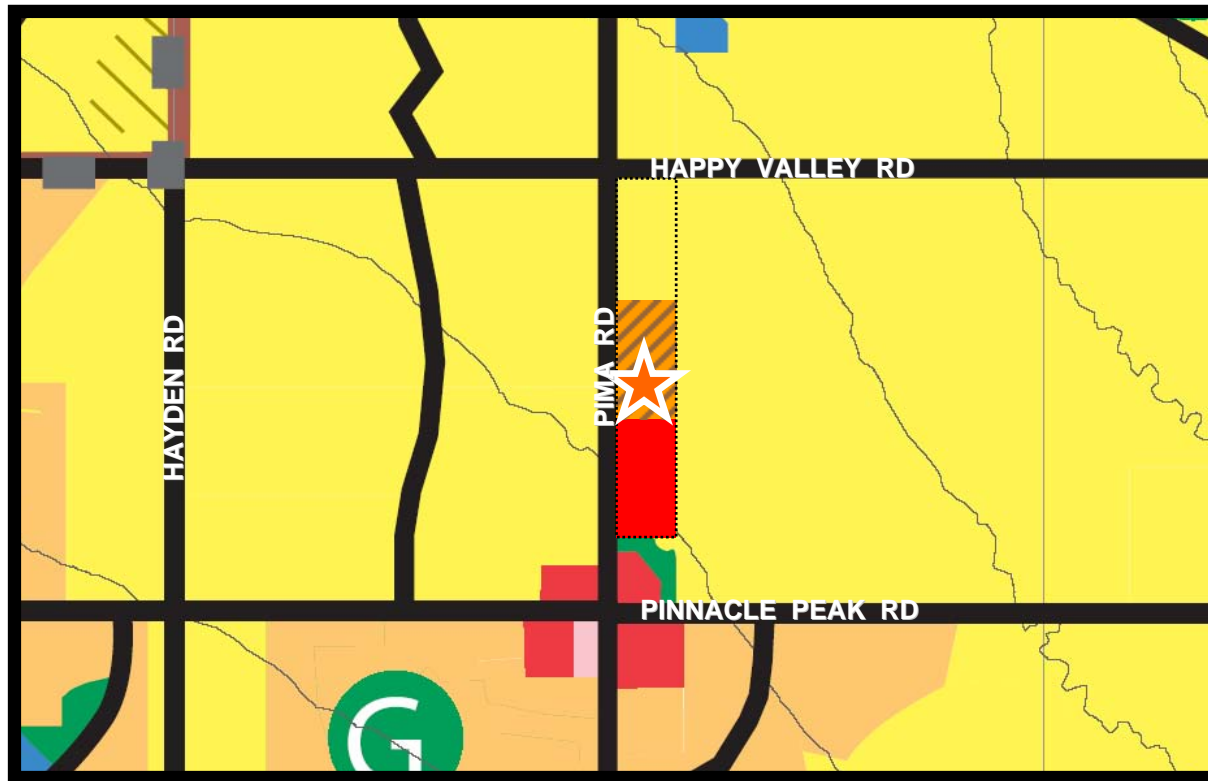
# General Plan (Existing)



**6-GP-2005**  
ATTACHMENT #3

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of May 2004  
revised to reflect General Plan amendments through June 2004

# General Plan (Proposed)



**6-GP-2005**  
ATTACHMENT #3A

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of May 2004  
revised to reflect General Plan amendments through June 2004

## Attachment #6 Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

## **Criteria for a Major Amendment to the 2001 Scottsdale General Plan**

*(City Council approved 10/30/01)*

**Scottsdale's Mission:** In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. Preserve Scottsdale's unique southwestern character,
- b. Plan for and manage growth in harmony with the natural desert surroundings,
- c. Promote the livability of the community,
- d. Enhance and protect neighborhoods, and
- e. Ensure and sustain the quality of life for all residents and visitors.

Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should respect the natural and man-made environment,
- b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors,
- c. Land uses should contribute to the unique identity that is Scottsdale,
- d. Land uses should contribute to the building of community unity and cohesiveness,
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment,
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and
- g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. The General Plan Land Use Element was formulated and adopted with full consideration of the character and balance of land uses that are appropriate within all distinct areas of the city. Beyond this level of consideration, the plan considers the relationships between and among the various planning areas and studies that have helped to build the plan. This leads to a balance and pattern of land uses that reflects the community's values, aspirations and the city's stated mission.

**Character of Land Uses:** A change in the planned land uses may have a substantial impact upon the city by transforming the character of the land uses within a given planning area. The character of the land uses may be indicated by the physical intensity of the use in terms of massing, height or relationships between uses; the blending of different types of uses and the patterns and scale inherent to each; or the relative amount, type and placement of open spaces. Significant changes in the established land use character will be considered in determining whether or not a proposal is a major amendment.

**Criteria:** An amendment to the Land Use Element of Scottsdale's General Plan shall be defined as a major amendment if it meets any one of the following criteria:

*1. Change in Land Use Category*

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

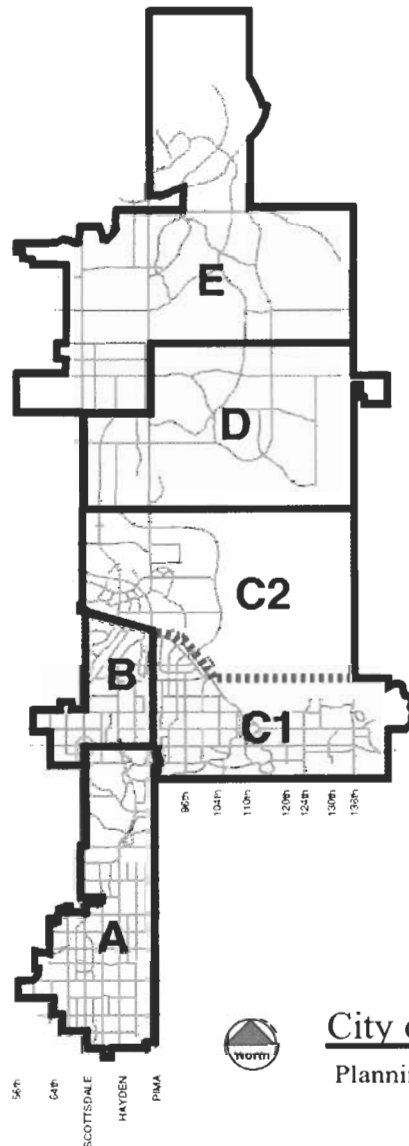
	<i>To:</i>	Group A	Group B	Group C	Group D	Group E
<i>From:</i>	Land Use Plan Category					
Group A	Rural Neighborhoods  Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods  Developed Open Space  Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods  Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial  Minor Office  Minor Employment	Yes	Yes			Yes
Group E	Commercial  Office  Employment  Mixed Use  Regional Use Overlay	Yes	Yes			

## 2a. Area of Change Criteria

A change in the land use designation that includes the following gross acreages:

- \* Planning Zones A, B 10 acres or more
- \* Planning Zone C1, C2, D and E 15 acres or more

JENNY LYNN  
CIRCLE MOUNTAIN  
HONDA BOW  
ROCKAWAY HILLS  
DESERT HILLS  
JOY RANCH  
STAGECOACH PASS  
CAREFREE HWY.  
DOVE VALLEY  
LONE MOUNTAIN  
DIXALETA  
DYNAMITE  
JOMAX  
HAPPY VALLEY  
PINNACLE PEAK  
DEER VALLEY  
BEARDSLEY  
OUTER LOOP  
FRANK LLOYD WRIGHT BLVD  
GREENWAY  
THUNDERBIRD  
SWEETWATER  
CACTUS  
CHOLLA  
SHEA  
DOUBLETREE RANCH  
McCORMICK  
INDIAN BEND  
McDONALD  
CHAPARRAL  
CAMELBACK  
INDIAN SCHOOL  
THOMAS  
McDOWELL  
McKELLIPS



ZONE A includes the Downtown Business/Entertainment District and the most mature neighborhoods in the community

ZONE B includes the Scottsdale Airport, the fastest growing and one of the three largest employment centers in the metropolitan area

ZONE C covers the East Shea area, McDowell Mountain Ranch, DC Ranch, and Greyhawk, all major master planned developments (C1 & C2 are divided by the CAP Canal and Thunderbird Road)

ZONE D encompasses the Pinnacle Peak, Desert Highlands and Troons communities, and large undeveloped tracts

ZONE E includes Terra Vita, the Boulders, Desert Mountain, Legend Trails, the 15,000-acre tract of State Trust Lands, and other undeveloped lands



**City of Scottsdale**

Planning Zones

2b. *Acreage Criteria Overriding Incentives*

Certain exceptions to these criteria (2a.) are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered as a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
  - of substantial size, that being at least seven or more contiguous acres, and protected in such a manner so as to be designated with the land use category of Natural Area Open Space
  - and where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors, or
- A proposal to change the land use category to Cultural/ Institutional with a municipal, public school or non-profit cultural facility when such a proposed facility is not adjacent to a single-family land use designation (Rural or Suburban Neighborhoods) or does not share direct access to any street that has single-family residential driveway access within one half (1/2) mile of the proposal.
- A proposal within the Downtown Plan area that maintains the same development standards type (e.g. Type 1, Type 1.5 or Type 2) and contains no more than fifteen (15) gross acres or less.

3. *Character Area Criteria*

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered as a major amendment. (Note: The character area plans that qualify for consideration as of November, 2000 include the Desert Foothills Plan, Dynamite Foothills Plan, Cactus Corridor Plan and Downtown Plan.)

4. *Water/Wastewater Infrastructure Criteria*

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility it will qualify as a major amendment.

*If a project applicant wishes to appeal the designation of a General Plan major amendment, the Comprehensive Planning Division Planning Director, or the position equivalent, will evaluate the appeal and make a major amendment determination.*